



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

**NOTICE OF COMPLETION AND AVAILABILITY
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE PACIFIC CONCOURSE PROJECT**

**County Project Numbers 87-060, 03-139 & 04-114
Conditional Use Permit(s), Zone Change, Plan Amendment, Variance
Amendment to Development Agreement No. 87-060 (as amended)
State Clearinghouse Number 2004011108**

The County of Los Angeles Department of Regional Planning acting in the capacity of "Lead Agency" under the County Environmental Guidelines, Chapter III, Section 304, has filed a "Notice of Completion" of a Draft Supplemental Environmental Impact Report (DSEIR) for the Pacific Concourse Project. This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 *et seq.*; and the "Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines), California Code of Regulation, Title 14, Chapter 15000 *et seq.*, (including Section 15160).

PROPOSED PROJECT AND SITE LOCATION

The Del Aire Business Park is located in the unincorporated Los Angeles County within the community of Del Aire. The City of Los Angeles and Los Angeles International Airport are located to the north, City of Inglewood is located to the northeast, the City of Hawthorne lies to the east, and the City of El Segundo is located to the west of the Del Aire Business Park. More specifically, the 5-acre site of the Proposed Residential Project is located at the eastern edge of the Business Park along La Cienega Boulevard, south of the Airport Courthouse and north of Pacific Concourse Drive.

The Del Aire Business Park was approved in 1988 to allow 1.5 million square feet of office space within a 30-acre area under a Conditional Use Permit No. 87-060, Zone Change No. 87-060, Development Agreement No. 87-060 (subsequently amended), and a Parcel Map No. 18568.

The existing Business Park counts of approximately 701,000 square feet (out of 1.5 million square feet approved) of floor space and will retain 100,000 square feet within the Business Park for potential future development.

The Pacific Concourse Project is located on a 5-acre undeveloped parcel within the Business Park and is proposing to construct two buildings containing a total of 450 residential units in two separate buildings of Type V wood construction with a maximum height of 55 feet. Buildings would be oriented around open space consisting of courtyards and private recreation areas, which contain the pool and spa facilities. Proposed floor plans range in size from studios, containing approximately 500 square feet, to 3 bedroom units of approximately 1,400 square

feet. Community facilities planned include an office, lounge and lobby, as well as two pools, spa, and a 1,356 square foot fitness center for residents and guests.

Subterranean parking garages containing a total of 810 parking spaces will provide parking for residents and guests. A 44-foot driveway is provided along Pacific Concourse Drive to access the subterranean parking garage serving Building 1. A second, 24-foot driveway is located on La Cienega Boulevard to provide direct access to the subterranean garage serving Building 2. The site plan also incorporates a 20-foot wide fire lane to facilitate emergency access to proposed structures. In order to comply with emergency access requirements the applicant is requesting an easement extending along the northern and portions of the western project boundary to complete the emergency access lane.

REVIEWING LOCATIONS

The formal public review period for the DSEIR will be from **June 29 to August 12, 2004** (45 days).

A public hearing on this Draft Supplemental Environmental Impact Report and the proposed project has been scheduled before the Los Angeles County Regional Planning Commission at 9:00 a.m. on Wednesday, **September 1, 2004** in the Regional Planning Commission Hearing Room, 320 West Temple Street, Los Angeles, CA 90012. All comments received prior to the close of the public hearing will be considered in the Final Supplemental EIR.

To ensure public access to the DSEIR, copies of the document are available for review at the County libraries listed below:

Lennox Library
4359 Lennox Boulevard
Lennox, CA 90304

Hawthorne Library
12700 South Grevillea Avenue
Hawthorne, CA 90250

Wiseburn Library
5335 West 135th Street
Hawthorne, CA 90250

Copies of the DSEIR will also be available for public review Monday through Thursday, 7:30 a.m. to 6:00 p.m. at:

County of Los Angeles
Department of Regional Planning
Impact Analysis Section, Room 1348
320 West Temple Street
Los Angeles, CA 90012

Please submit written comments on the DSEIR to Hsiao-ching Chen of the Department of Regional Planning at the above address.